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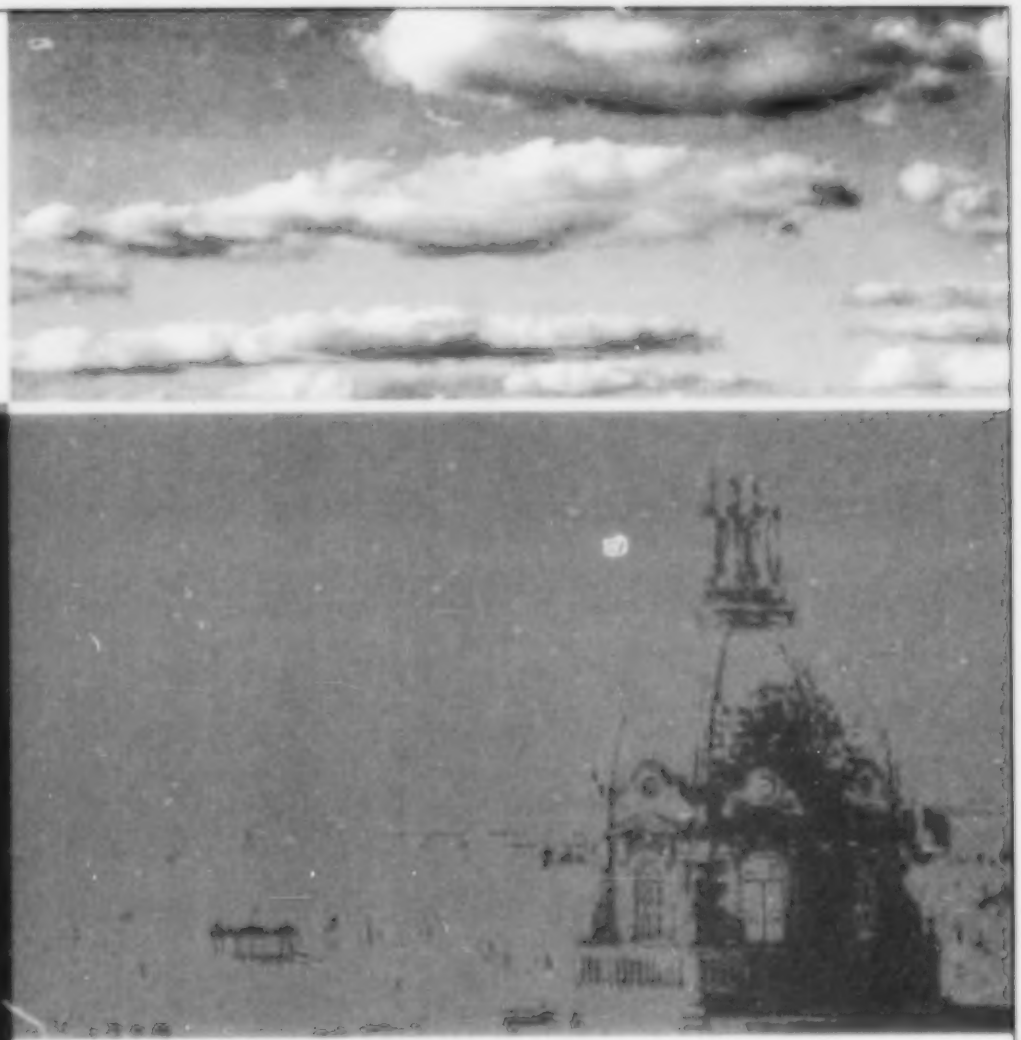

Village of Sangudo

Dissolution Study

August 2007

Alberta Municipal Affairs and Housing
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What is municipal dissolution?

Dissolution is a legal process under the province's *Municipal Government Act*. This process occurs when a municipality gives up its status as an incorporated municipality to become part of a bordering municipality.

The Village of Sangudo (the village) is an incorporated municipality. This means that within its defined boundaries, the village council has the power to pass bylaws, the responsibility to provide services to residents, and the authority to collect property taxes and other revenues to support those services.

If Sangudo were to dissolve, it would no longer be a municipality, but would become a hamlet in Lac Ste. Anne County (the county). The county council would then be responsible for governing, serving, and taxing the residents of Sangudo in addition to the population that it already serves.

What is a dissolution study?

A dissolution study is a report to assist Alberta's Minister of Municipal Affairs and Housing in deciding if a proposed dissolution should proceed.

The Village of Sangudo dissolution study highlights what residents could expect to happen if their municipality were to dissolve. It looks at the municipal functions, services, financial situation, and community issues in the Village of Sangudo.

The study compares how the village provides services and how the county would provide those services to Sangudo residents if the village were to dissolve and become a hamlet in the county.

The areas that are examined in this report include the possible changes to service levels, council representation, administration, and municipal finances.

Alberta Municipal Affairs and Housing obtained the information for this dissolution study from the councils and administrations of the village and county, and from provincial records.

Why consider a dissolution study?

In 2003, the former Ministry of Municipal Affairs received a sufficient petition from electors in the Village of Sandgudo. A dissolution study for the village was conducted in 2004. The Minister of the day decided not to recommend dissolution for Sangudo to the provincial cabinet at that time after considering the information gathered, the views expressed by the public, village and county councils, and the results of a vote on the question of dissolution.

On January 15, 2007, the village council held a vote of residents on the question of whether to request a dissolution study. The outcome was 75 per cent in favour and 25 per cent opposed to the village council requesting a dissolution study.

On March 26, 2007, village council passed a resolution at a public meeting requesting that the Minister of Municipal Affairs and Housing conduct a dissolution study.

The Minister initiated a dissolution study as required under section 130(2)(a) of the *Municipal Government Act*. This study has been prepared as an update of the 2004 study to ensure the study process can be completed quickly enough to minimize impacts on the municipal election that will be conducted in October 2007.

What is the existing situation in Sangudo?

Sangudo was incorporated as a village on April 12, 1937, with a population of 185. Also referred to as the "little village with the big heart," Sangudo is located 117 kilometers northwest of Edmonton along Highway 43. According to Ministry records, the village's population remained constant at 398 between 2002 and 2006.

Residents elect three councillors to govern the village. The village council appoints the mayor annually at its organizational meeting.

What is the financial situation in Sangudo?

Note: *The following financial information is taken from the Village of Sangudo's audited municipal financial statements from 2002 to 2006, from Financial Information Returns (FIR) and from the Alberta Capital Finance Authority's records.*

Operating Fund

The following table summarizes the village's operating revenues and operating expenditures from 2002 to 2006:

Year	Total Revenue	Total Expenditures	Net Revenue (Expenditure)
2002	449,541	449,036	505
2003	434,438	422,366	12,072
2004	416,109	427,290	-11,181
*2005	1,274,003	921,685	352,318
2006	494,291	516,754	-22,463

* In 2005, the village received an unbudgeted amount of $406,241 due to an insurance claim from the curling rink fire. The curling rink was not replaced. In the same year, the operating revenues and operating expenditures appear higher than usual. This is due to the completion of infrastructure projects funded by provincial grants.

The table shows an annual trend that the village is not bringing in sufficient operating revenues to cover the operating expenditures.

On December 31, 2006, the village's operating fund balance was $311,841. The remaining funds from the fire insurance claim in 2005 are included in this amount.

Capital Reserves

Reserves help a municipality plan and pay for future projects or emergency repairs. If reserves are not sufficient, a municipality may have to fund capital projects or emergency repairs from other sources such as taxation or by borrowing.

On December 31, 2006, the village held no capital reserves.

Debt

The village has one loan from the Alberta Capital Finance Authority that was used to fund a utility system upgrade in 1986.

According to the Alberta Capital Finance Authority, the amount of village debt remaining was $61,182 on December 31, 2006.

The annual payment on the loan is $16,191. The existing debt will be paid off in 2011.

Equalized Property Tax Assessment

Equalized assessment is a uniform way of comparing property wealth for all municipalities and is calculated by Alberta Municipal Affairs and Housing.

The village's equalized property assessment for 2007 was $10,615,832. It has increased by 12 per cent from 2003 to 2007.

The ratio of residential to non-residential assessment base has remained relatively stable from 2003 to 2007. In 2003, residential property accounted for 74 per cent of the assessment base and non-residential was 26 per cent. In 2007, the assessment base is about 72 per cent residential and 28 per cent non-residential.

Net Municipal Property Tax

The net municipal property tax levy is the amount of money required from the property assessment base to support the village's operations. It does not include requisitions for education or the seniors' foundation.

Between 2003 and 2007, the village's expenditures have remained fairly constant, which resulted in little change to the annual tax levy over the same period. In the five-year

period, the smallest tax levy was $223,798 in 2007 and the largest was $260,729 in 2006.

This shows that the amount of money collected from property taxation has not changed much over the past five years.

Tables 1 and 2 show what owners of sample residential and non-residential properties in Sangudo will pay to the village, and could have expected to pay if Sangudo had been a hamlet in Lac Ste. Anne County in 2007. It is important to note that if dissolution occurs and future county tax rate bylaws are applied to Sangudo, an annual special levy would be placed on Sangudo properties to cover the village debt until it is paid off in 2011.

What would remain the same if the village dissolves?

- 911 Service
- Ambulance Service
- Bylaw Enforcement
- Cemetery
- Electrical Power and Gas Utility Providers and Franchise Agreements
- Fire Services
- RCMP Service
- Safety Codes Inspection Services
- Sidewalk Maintenance
- Streetlights
- Yellowhead East Business Development Corporation Property Lease

What would change if Sangudo dissolves?

Lac Ste. Anne County provides services in the hamlets of Cherhill, Glenevis, Green Court, Gunn, Rich Valley, and Rochfort Bridge. Sangudo residents would receive services at the same level as these hamlets.

Potential changes include the following:

Arena

The Sangudo Agricultural Society owns and operates the arena. The village provides snow removal service for the arena. The village does not charge the Sangudo Agricultural Society for water, sewer or garbage pickup and provides other in-kind assistance.

Upon dissolution, the county would take over the snow removal service at the arena. However, the society would be responsible for the costs of monthly water, sewer and garbage pickup.

Assessment Services

The village is a member of the Capital Region Assessment Services Commission. The commission hires a contractor to provide assessment services to the village. The village pays an annual fee to the commission for services.

Upon dissolution, the county would become responsible to provide assessment services for Sangudo properties. The county would not continue Sangudo's membership in the Capital Region Assessment Services Commission.

The county contracts assessment services and has one in-house assessment employee.

Assets and Liabilities

On December 31, 2006, the village had liquid financial assets of $397,386. These mainly consisted of cash (40%) and receivables (57%). Additional assets include such things as buildings and public works equipment.

On December 31, 2006, the village had financial liabilities of $146,727. These include such things as long-term debt, deferred revenue, and accounts payable by the village.

This means that if the village had dissolved in 2006, there would have been more assets than liabilities. If dissolution had occurred, the village would have paid for all of its liabilities and still have had assets left over.

The village has improved its situ ation during the past five years by applying it s available resources to repay debt.

Upon dissolution, the village ass ets and liabilities would transfer to the c ounty.

The county would be required to deposit cash and proceeds from the sale of Sa ngudo assets into a special reserve used only t o reduce a liability incurred by Sangudo, or for projects in Sangudo. The county would use the surplus funds from Sangudo to make rep airs to existing infrastructure.

With the annual debt payment o being $16,191 until 2011, the co the village include a levy for the existing vi unty would it is paid off. This levy would b llage debt until the county tax rate. For a comp e in addition to tax rates for properties in Sangu trison of the Tables 1 and 2. do, refer to

Bylaws

Currently, the village has variou s enforcement bylaws in place for such things a s unsightly property, noise and disturbance, and sidewalk snow removal.

Upon dissolution, existing villa e bylaws would remain in force in Sangu do until the county council either amends, re peals, or replaces them. The county's by laws and administrative processes used in other county hamlets would be applied in San gudo.

The county would review all vil lage bylaws. If a village bylaw is similar to a co unty bylaw, such as the animal control bylaw, the village bylaw would be repealed and re placed by the county bylaw. Where the count y does not have a similar bylaw, the village byla w may be retained for the hamlet of Sangu do if it is appropriate and not inconsisten with existing county bylaws.

Capital Projects

Currently, the village has a multi-year capital infrastructure plan.

Upon dissolution, the county would complete the projects that are identified in the plan if funding is in place. Projects underway where sufficient funding is not in place could be completed by using a special reserve fund for Sangudo.

Council Representation and Meetings

The village council consists of three members elected at large from village residents. The village council appoints the mayor annually at the organizational meeting.

Council meetings are at 9:00 a.m. on the fourth Monday of the month. The councillors are appointed to boards and committees in the community.

Lac Ste. Anne County council consists of seven members elected from seven electoral divisions. The county council appoints the reeve from amongst the members of council.

Upon dissolution, Sangudo residents would join the county's electoral division 4 (Cherhill/ Sangudo area). The division 4 councillor, currently George Turk, would represent Sangudo residents as well as the residents from the rest of the division. The county would not have to adjust electoral boundaries with dissolution.

If dissolution occurs, the county would encourage Sangudo residents to establish a voluntary committee to provide advice to the area division 4 councillor on issues affecting Sangudo. This committee would not be an official committee of county council.

County council meetings are at 9:30 a.m. on the second and fourth Tuesdays of the month at the county office in Sangudo. The county also has a development committee meeting on the first Wednesday of each month to deal with planning and development matters.

Sangudo residents would be represented by county councillors on boards and committees in the community.

Sangudo residents would be eligible for election to the county's council.

Disaster Services

Currently, the village has a municipal emergency response plan. The village chief administrative officer is the village disaster services director.

The village has a disaster services mutual aid agreement with Lac Ste. Anne County, the County of Barrhead, the Town of Mayerthorpe, the Village of Onoway, and the Summer Village of Alberta Beach.

Upon dissolution, disaster services would be provided by the county. The county's municipal emergency response plan would be amended to include Sangudo. The mutual aid agreement would be amended as necessary.

Employees and Administration

There are two full-time equivalent positions with the village: the chief administrative officer and an administrative assistant. The village also hires seasonal staff to work in the public works department. This includes a summer employee hired with grant funding from the Summer Temporary Employment Program (STEP). The village also uses a temporary administrative assistant as needed.

The county has approximately 45 full-time employees. Upon dissolution, the county would want the village employees to help wind up Sangudo's affairs during the transition period following dissolution.

The county would review the operational requirements and assess whether village employees would be retained after the transition period following dissolution.

Family and Community Support Services

The village operates and administers a Family and Community Support Services (FCSS) program for village and county residents.

Approximately 90 per cent of the village's FCSS funding is used to provide grants to community groups that provide community programs. The village uses the balance of the funding to provide direct programming.

The county and village have an agreement to contribute funding to each other's programs based on the level of participation from their respective residents.

Upon dissolution, the county would operate the FCSS program in Sangudo.

The county administers the FCSS program for county residents and other local municipalities. An external grant program is offered for community groups and agencies to access. An area recreation and FCSS committee comprised of members at large and the division councillor would make funding recommendations to the county FCSS board. This board in turn makes recommendations to county council.

Garbage Collection, Curbside Recycling and Toxic Round-Up

The village is a member of the Highway 43 East Waste Commission. The village contracts separately for weekly garbage and curbside recycling pickup. The village also provides a fall and spring cleanup drive, an annual toxic roundup, and electronic waste roundups.

The county is also a member of the Highway 43 East Waste Commission. If dissolution occurs, the county would honour the waste removal contract and the recycling contract. The waste removal contract expires in 2008 and the recycling contract expires in 2009. When the contracts expire, the county would review options for continued service to village residents and ensure that services in Sangudo

are at the same level as in other hamlets in the county.

The county would not provide a spring and fall cleanup. Residents can dispose of waste not routinely picked up by the contractor by taking it to the local transfer station. The county would not provide for a toxic roundup in Sangudo. However, the county supports the programs in Mayerthorpe and Onoway and county residents can use them.

Residents would be able to take their waste to the regional landfill site and the county would pay the tippage fee.

Grants

The village currently applies for a variety of grants based on village priorities.

Upon dissolution, Sangudo would no longer be eligible to apply directly for municipal grants. However, the county's allocation would increase.

The village of Sangudo received funding approval for a five-year project plan from Alberta Infrastructure and Transportation in 2005. The projects identified in this plan include asphalt millings for roads and a retaining wall improvement. Alberta Infrastructure and Transportation has confirmed that if dissolution occurs, the remaining amount due to the village would be transferred to the county. The county has agreed to set aside the remaining amount that will be received in the special reserve fund that would be set up for Sangudo's assets.

The county would use its grant funds to address county priorities, including the hamlets. Projects and programs in Sangudo potentially funded by grants would be considered along with the needs of the rest of the county.

Grass Cutting

Currently, the village cuts the grass on village-owned property. The village also offers grass cutting to private individuals on a fee-for-service basis.

Upon dissolution, the county would continue to cut the grass on municipal property, but would not offer service to private individuals.

Information

Village residents can get information about the village in the following ways: at the village office during regular business hours, by contacting one of the village councillors, through the village's monthly newsletter, and by visiting the village's website.

Village residents can report public works emergencies by using a 24-hour emergency hotline.

Upon dissolution, the county would provide Sangudo residents with a package of information about county services, emergency numbers and contact numbers.

County residents can get information from the county office, by contacting their councillor or by visiting the county website.

Municipal Planning

Currently, the village has a land-use bylaw and contracts for municipal planning and development services.

Upon dissolution, the village's land-use bylaw would remain in effect until the county's land-use bylaw is changed to include Sangudo.

County staff would provide municipal planning and development services for Sangudo as they do for the county's other hamlets.

Municipal Taxes

The village establishes municipal tax rates that generate funds to pay for programs and services provided to residents and to cover the village's debt costs.

The village levies municipal property taxes against all properties, as well as a special tax for ambulance services. Each property's tax is calculated by multiplying the tax rate by the assessed value of the property. The special tax for ambulance service is levied as a flat fee of $27.25 per property.

The village has minimum tax rates for properties where the property tax levy is below $500.

The county's 2007 combined tax rate for residential properties is approximately 50 per cent less than the village's 2007 tax rate. For non-residential properties, the tax rate is approximately six per cent more.

Upon dissolution, any taxes owed to the village would be owed to the county. Dissolution would not remove the obligation of Sangudo residents to pay off the village's existing debts. The county would include a special levy, as a part of the property taxes levied in the hamlet of Sangudo, for the annual payments on the village's existing debt.

For a breakdown of the 2007 tax comparisons, refer to Tables 1 and 2 at the end of the study.

Municipal Tax Due Dates and Penalties for Unpaid Taxes

Village property taxes are due in the year they are levied and are payable by July 1 or 30 days after notification, whichever is first.

A penalty of six per cent is assessed on any unpaid balance of current taxes after the due date. An additional 12 per cent is assessed on any unpaid balance after 90 days of the due date. On January 1 of the following year, a penalty of 18 per cent is levied on all remaining unpaid taxes.

Upon dissolution, Sangudo residents would receive a combined assessment and property tax notice from the county in 2008 with due dates and penalties as follows:

Residential and non-residential property taxes are due in the year they are levied and payable by July 31. A penalty of six per cent is assessed on any unpaid balance of current taxes on August 1, and an additional two per cent per month on any unpaid balance of current taxes on September 1, October 1, and November 1. Taxes that remain unpaid after December 31 of the year in which they are levied will be penalized in the following year and in each year thereafter so long as the taxes remain unpaid. A penalty of two per cent is assessed on January 1st, four per cent on February 1, and six per cent on March 1.

The county council may choose to rescind the village tax penalty bylaw in 2008 and apply the county tax penalty bylaw to Sangudo properties.

Property Tax Payment Options

At present, village property owners can pay tax at the village office by using cash, Interac, Visa, or Mastercard, or by payment at the Servus Credit Union. The village also offers an optional monthly property tax payment plan for village property owners.

Upon dissolution, outstanding property tax would be payable to the county. County residents can pay their property taxes using cash, cheques, Interac, through most financial institutions including the Servus Credit Union, or by using Internet banking. The county offers an optional monthly property tax payment plan for county property owners. The county does not accept credit card payments for property taxes.

Riverside Campground

The village operates a 12-stall campground adjacent to the sports grounds. The village chief administrative officer manages the campground and a private contractor is hired to do the general maintenance and security. The cost to operate the campground is covered by user fees. Special rates for the campground are

available for large bookings such as sports tournaments and car racing events.

Upon dissolution, the county would continue to operate the Riverside Campground, similar to the Lessard Lake Public Campground, with a contract campground attendant.

The county would review the current rates.

Roads

Currently, the village contracts for road maintenance. The village access road and main street are paved and the remainder of the streets are asphalt millings. Road maintenance activities and standards come from a comprehensive set of public works policies established by village council.

The chief administrative officer coordinates the road maintenance activities, and supervises the contractors. Village council appoints a councillor to assist the chief administrative officer in monitoring roadway maintenance. The village uses a private consultant for advice on roadway maintenance issues as needed.

Priority areas set by the village council for clearing snow are:

- truck/ school route;
- downtown area;
- centre of town;
- industrial area; and
- residential areas.

Village properties and back alleys are cleared last.

The village may occasionally clear community facility parking lots if requests to do so are received at the village office in a timely manner after a major snowfall.

Seasonal staff sand the village streets. The village contracts street sweeping approximately four times a year.

Upon dissolution, the county would continue to use the village's snow removal priority listing; however, the county would not provide snow clearing services for community facilities.

The county uses its own staff and equipment as well as contractors to maintain roads.

Roads would be maintained and repaired on an as-required basis consistent with the service provided elsewhere in the county, which includes street sweeping and pothole repair.

Sangudo Library

Currently, the Sangudo Municipal Library Board operates the library. The village provides a per capita contribution to the library's operations.

The village is a member of the Yellowhead Regional Library System, which provides services to the municipal library.

In accordance with the *Alberta Libraries Amendment Act*, the Sangudo Municipal Library Board would dissolve at the time of the village dissolution.

Upon dissolution, the county would retain the library in Sangudo. The county is also a member of the Yellowhead Regional Library System. County council would recommend to the Lac Ste. Anne County Municipal Library Board that it establish an advisory committee or non-profit society for the Sangudo library, similar to other libraries in the county. The county would fund the library board for the Sangudo library as it does other libraries such as Darwell and Rich Valley.

Sports Grounds

The village owns and maintains the sports grounds. The Sangudo Sports Grounds Committee, in collaboration with the village administration, manages the activities at the sports grounds. The committee hires a groundskeeper with funding from the Summer Temporary Employment Program (STEP).

Upon dissolution, ownership of the sports grounds would transfer to the county. The

need for the Sports Grounds Committee would be reviewed.

The county would continue to be involved with the management and maintenance of the activities at the sports grounds.

Utilities

Utility Systems

Currently, the village owns and operates the waterworks and waste water systems pursuant to the Code of Practice issued by Alberta Environment.

The village uses a qualified contractor to operate the water and sewer systems. The contractor provides 24-hour emergency service. The contract expired August 1, 2007. At the end of the term, the village extended the contract on a month-to-month basis until the outcome of the dissolution study is known.

The village's contractor costs have risen in 2007 and are higher than in previous years. The cost for the contractor is covered by a combination of utility fee revenue and general revenue.

Upon dissolution, the county would manage the waterworks and waste water systems pursuant to the Code of Practice issued by Alberta Environment. The county would review options to continue with the contracted operator for the water and sewer systems. If an agreement is not reached, the county would use a different contractor.

An audit of the village's infrastructure would be completed if dissolution occurs. This would give the county an understanding of the condition of Sangudo's infrastructure.

Sangudo residents would continue to be responsible to pay the cost of any future upgrading of the systems. This would be done by using one or a combination of the following sources of funding: grants, utility rates, a local improvement tax, or the special reserve fund that would be set up for Sangudo's assets.

Utility Rates

The village utilities include water, sewer and waste management. As of January 1, 2007, the monthly charge for residential water, sewer and waste management is $75.

From 2003 to 2006, the village did not collect enough revenue from the utility rates to cover the total cost of operating the utility systems, making the payments on long-term debt, and setting aside reserves for emergency repairs. In 2007, the utility rate increased by approximately 36 per cent. The new rate is meant to cover the operating deficit from the previous year and help cover future emergency repairs to the water and sewer systems.

Upon dissolution, the county would continue to bill Sangudo residents monthly and apply the existing utility rates until December 31, 2007.

The county policy is to have utility rates pay for the cost of providing the service. The utility rate in Sangudo would be reviewed to determine if the current rate pays for the service. If this is not the case, then the county would likely change the rate to achieve full cost recovery.

Utility Billing

Village residents can pay utility bills at the village office by using cash, Interac, Visa, or Mastercard, or by payment at the Servus Credit Union.

The village offers an incentive plan of one free month for those who pay their annual utility costs before January 31 each year.

Upon dissolution, Sangudo residents would pay their utility bills to the county. County residents can pay utility bills at the county office by using cash, Interac, Visa, MasterCard or American Express.

The county would discontinue the utility incentive plan.

Village Office

The village now owns its office building. The office is open Monday to Friday from 8:30 a.m. to 4:30 p.m.

In addition to conducting its regular municipal business, the village office provides free services to residents such as filling out forms for seniors, storing equipment for minor hockey, and space for a monthly hearing clinic. Other services provided (on a fee for service basis) include preparing land title documents, providing access to a public computer, and meeting room rentals.

Upon dissolution, ownership of the village office building would transfer to the county. The county would consider using the building to provide for office space or other uses as required.

The county would assess the services provided from the village office and accommodate those services, subject to available space and resource requirements that do not duplicate existing county services. As with other hamlets in the county, all municipal administrative services, including property tax and utility payments, would be provided out of the county office in Sangudo.

The county office is open to the public Monday to Friday from 8:30 a.m. to 4:30 p.m.

Sangudo Residential P ble 1
2007 Municipa roperty Tax Comparison and School Taxes

Note: This table shows the changes that could be seen for three actual residential properties in Sangudo if the village were to dissolve. Property taxes may not be the only financial cost associated with living in Sangudo that would change. Utility rates could change, and additio al fees may be considered for services that Sangudo now provides to residents that Lac Ste. Anne County does n ot provide in hamlets. These factors would have an effect on the cost of living in Sangudo.

Village of Sangudo	
Municipal	16.949
School Tax	3.338
Seniors Foundation	0.118
Total	20.405
2007 Comparative Tax Rate:	**20.405**

Lac Ste. Anne County	
Municipal	6.579
School Tax	3.471
Seniors Foundation	0.126
Total	10.176
Levy for Existing Village Debt	1.226
	11.402

The Village of Sangudo levies a special tax for ambulance service against all property at a flat rate of $27.25.

If Sangudo remains a village

Actual 2007 residential property taxes levied on th ree properties in Sangudo based 2007 residential tax rates:

	Assessment		Village Tax Rate			Sangudo Property Taxes		Ambulance Tax		Total Tax
Property 1	$12,740	x	20.405 mills	x	(.001	= $500*	+	$27.25	=	527*
Property 2	$67,590	x	20.405 mills	x	(.001	= $1,379	+	$27.25	=	$1,406
Property 3	$243,280	x	20.405 mills	x	(.001	= $4,964	+	$27.25	=	$4,991

* Village minimum tax rate applies

If Sangudo dissolves

Estimated residential property taxes for the same t hree properties based on the 2007 county residential tax rates and the Village of Sangudo's 2007 annual de bt payment:

	Assessment		County Tax Rate		Special Levy for Existing Village Debt			Lac Ste. Anne Property Tax
Property 1	$12,740	x	(10.176 mills					
Property 2	$67,590	x	(10.176 mills	+	1.226 mills)	x 0.001	=	$145
Property 3	$243,280	x	(10.176 mills	+	1.226 mills)	x 0.001	=	$771
				+	1.226 mills)	x 0.001	=	$2,774

Sangudo Non-residential Property Tax Comparison
2007 Municipal and School Taxes

Note: This table shows the changes that could be seen for three actual non-residential properties in Sangudo if the village were to dissolve. Taxes may not be the only financial cost that would change. Utility rates could change, and additional fees may be considered for services that Sangudo now provides that Lac Ste. Anne County does not provide in hamlets. These factors would have an effect on the cost of living in Sangudo.

Village of Sangudo		Lac Ste. Anne County	
Municipal	16.949	Municipal	18.321
School Tax	5.921	School Tax	4.854
Seniors Foundation	0.118	Seniors Foundation	0.126
Total	22.988	Total	23.301
		Levy for Existing Village Debt	1.226
2007 Comparative Tax Rate:	**22.988**		**24.527**

The Village of Sangudo levies a special tax for ambulance service against all property at a flat rate of $27.25.

If Sangudo remains a village

Actual 2007 non-residential property taxes levied on three properties in Sangudo based on the 2007 non-residential tax rates:

	Assessment		Village Tax Rate				Sangudo Property Taxes		Ambulance Tax		Total Tax
Property 1	$16,500	x	22.988 mills	X	0.001	=	$500*	+	$27.25	=	527*
Property 2	$59,710	x	22.988 mills	X	0.001	=	$1,372	+	$27.25	=	$1,400
Property 3	$307,090	x	22.988 mills	X	0.001	=	$7,059	+	$27.25	=	$7,087

* Village minimum tax rate applies

If Sangudo dissolves

Estimated non-residential property taxes for the same three properties based on the 2007 county non-residential tax rates and 2007 annual debt payment:

	Assessment		County Tax Rate		Special Levy for Existing Village Debt			Lac Ste. Anne Property Tax
Property 1	$16,500	x	(23.301 mills	+	1.226 mills)	x	0.001 =	$405
Property 2	$59,710	x	(23.301 mills	+	1.226 mills)	x	0.001 =	$1,465
Property 3	$307,090	x	(23.301 mills	+	1.226 mills)	x	0.001 =	$7,532

Notes

How do I get more information?

A public meeting will be held on **Monday August 20, 2007, at 7:00 p.m. in the Sangudo Legion Hall** to discuss the information in the dissolution study. All village residents will be mailed a notice of the public meeting and are encouraged to attend.

Officials from Alberta Municipal Affairs and Housing will present the dissolution study and will be available to answer your questions.

Will there be a vote on dissolution?

Yes. A non-binding vote on the question of dissolution will take place on **Monday August 27, 2007, between 10:00 a.m. and 8:00 p.m. at the Sangudo Legion Hall**.

The question on the ballot will be:

"Are you in favor of dissolving the Village of Sangudo to become part of Lac Ste. Anne County?"

Alberta Municipal Affairs and Housing will administer the vote in accordance with the *Local Authorities Election Act*.

To be eligible to vote you must be:

- At least 18 years of age;
- A Canadian citizen;
- A resident of Alberta for the 6 months immediately proceeding the vote; and
- A resident of the Village of Sangudo on the day of the vote.

What happens next?

The Minister of Municipal Affairs and Housing makes a recommendation to the provincial Cabinet as to whether or not the village should dissolve.

In making a recommendation, the Minister considers this report, the views of the village and the county councils, the issues raised at the public meeting, and the results of the vote.

What will happen if the village dissolves?

If the Minister recommends dissolution and the provincial Cabinet agrees, the existing village council and administration would work with the county to wind up the village's affairs by the recommended dissolution date.

Typically, a dissolution would take effect at the beginning of the fiscal year of the receiving municipality. If dissolution occurs for the Village of Sangudo, this would be December 31, 2007. The Minister of Municipal Affairs and Housing has a number of options he could consider if dissolution coincides with the election.

What will happen if the village does not dissolve?

The Village of Sangudo will maintain its status as an incorporated municipality. The village's council will continue to be responsible for providing governance, levying taxes, and providing municipal services to the village. The village would conduct a municipal election in 2007.

For further information, contact:

Coral Callioux or Sarah Ranson of Alberta Municipal Affairs and Housing,
by dialing 310-0000 (toll free) and entering (780) 427-2225.